

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  John P. Pringle, Esq. SBN 072300 Toan B. Chung, Esq. SBN 276505 ROQUEMORE, PRINGLE & MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, CA 90040 Tel: (323) 724-3117 Fax: (323) 724-5410 tbchung@rpmlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Wesley H. Avery	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  JAMES JUSTIN RHODES,        Debtor(s).	CASE NO.: 2:17-bk-25230-VZ CHAPTER: 7        <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 06/08/2021	<b>Time:</b> 11:00 am
<b>Location:</b> United States Courthouse, Courtroom 1368, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/25/2021

**Description of property to be sold:**

Parcel of real property located at 1947 San Pasqual Street, Pasadena, CA 91107 (the "Real Property").

**Terms and conditions of sale:** as is, where is

**Proposed sale price:** \$ 2,535,400.00

---

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** please see attached

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: June 8, 2021  
Time: 11:00 a.m.  
Place: U.S. Bankruptcy Court  
Courtroom 1368  
255 E. Temple Street  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Toan B. Chung, SBN 276505  
ROQUEMORE PRINGLE & MOORE, INC.  
6055 E. Washington Blvd. Ste 500  
Los Angeles, CA 90040  
Tel No. (323) 724-3117  
Fax No. (323) 724-5410  
tbchung@rpmlaw.com

Date: 05/07/2021

In order to participate in any overbidding at the time of the hearing, any bidder must be qualified, including that such bidder must deposit \$125,000.00 by cashier's or bank check made payable to the Trustee and present to the Trustee's counsel at or before the time of the sale hearing a pre-approved loan letter based on the bidder's written application and credit report demonstrating the financial ability or the cash necessary to consummate the sale. All overbids must be in increments of no less than \$5,000.00. The Bankruptcy Court will approve the sale to the highest bidder and to a back-up bidder at the time of the hearing (if there are any). In the event that the sale to the highest bidder fails for any reason, then the Trustee may (at his option) sell the Real Property to the highest back up bidder. Any deposit with the Trustee will be forfeited in the event of failure to perform. Transfer of the Real Property shall be by Quitclaim Deed or Bankruptcy Trustee's Deed, at the Trustee's discretion. The stalking-horse Buyers incurred expenses of \$221,693.16. At the request of the Trustee, the Buyers have limited the requested break-up fee to \$100,000.00 which amount to less than 4% of the proposed purchase price of \$2,535,400.00 so as to not have a chilling effect on bidding.